

HABITO

Istarska 1, 52463 Višnjani

mail: info@habitorealestate.com

web: www.habitorealestate.com

info: +385 95 559 2774 | + 385 95 554 3550



Code :	01394
Location :	Poreč
Building size :	115 m ²
Lot size :	1500 m ²
Distance from center :	2000 m
Distance from sea :	10000 m
Number of floors :	1
Number of rooms :	4
Number of bedrooms :	2
Number of bathrooms :	2
Year of construction :	2014
Year of last adaptation :	2023
Energy efficiency :	Not specified
Sea View :	Yes
Parking lot :	Yes
Swimming pool :	Yes
Basement :	Yes

Price : 540.000 €

Istria, Porec area - House for sale with swimming pool and land of 3.000 m² directly near Visnjani

In the vicinity of Visnjani, just a few minutes from all amenities, is this interesting property that offers absolute peace and privacy.

The 115 m² house offers two bedrooms, two bathrooms, kitchen, dining room, living room and a spacious terrace with a beautiful sea view.

The house also offers a basement that is currently used as a spacious storage room, and also offers the possibility of renovating the space depending on the needs of the new owner (additional bedroom with bathroom, socializing area, wine cellar, studio apartment...).

Heating/cooling is solved by a fan coiler (heat pump).

The property also offers an outdoor kitchen with a fireplace and dining room, an outdoor toilet, a jacuzzi with a relaxation area and a view of the old town core of Visnjani, and a swimming pool with a view of the sea.

Two options available: the villa with 1,500 m² of grounds for 540,000 EUR, or the entire estate of 3,001 m² including auxiliary buildings for 580,000 EUR. Ideal as a family home or an investment.

Contact us for more information!

Dear clients, A property viewing is possible upon signing a brokerage agreement, which serves as the basis for any further actions related to the purchase and sale process, as well as for the collection of the commission in accordance with the Real



Nekretnine • Real estate • Immobiliare • Immobilien

HABITO

Istarska 1, 52463 Višnjan

mail: info@habitorealestate.com

web: www.habitorealestate.com

info: +385 95 559 2774 | + 385 95 554 3550

Estate Brokerage Act. In the event of a purchase and sale, the agency commission amounts to 3% + VAT and is charged upon the conclusion of the preliminary sale agreement / purchase agreement.

NOTE: We do not assume responsibility for possible errors in the property descriptions; however, we strive to make them as precise and accurate as possible.